

ERITH LOGISTICS HUB

TO LET | 71,532 SQ FT (6,646 SQ M)
DETACHED LOGISTICS UNIT

ERITH | KENT | CHURCH MANORWAY | **DA8 1EX**

ERITH LOGISTICS HUB

Erith Logistics Hub comprises an exciting development situated in a prominent position on the A2016 Bronze Age Way, Erith, at the heart of South London's well established Belvedere & Erith Industrial Zones.

A strategic location that is already home to national occupiers including Ocado, Amazon, Lidl, Iron Mountain, Argos and Tesco.

A best in class urban logistics location well positioned for distribution, with Junction 1a of the M25 just 5.3 miles away, the Blackwall Tunnel 9.5 miles, London City 15.4 miles and Central London 17.5 miles

ERITH LOGISTICS HUB

BLACKWELL TUNNEL 9.5 MILES

RIVER THAMES

ASDA

ocado

LIDL

TESCO

ocado

amazon

EOL

A2016

A2016

ERITH STATION 1 MILE

M25 J1A 5 MILES

SPECIFICATION

KEY FEATURES

Erith Logistics Hub is a highly specified warehouse ideally situated for last-mile/urban logistics. This 71,532 sqft self contained logistics unit benefits from 12.5m eaves height, 526 KVA power and a 35m deep, secure yard area.

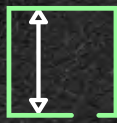
The scheme incorporates the highest standards of design and offers self-contained, secure site with generous parking provision and enhanced ESG credentials - all delivered in an attractive Grade-A environment.



12.5m
Eaves Height



526 KVA
Power



35m
Yard



6 Docks & 2 Level
Access Loading
Doors



PV power generation
estimated electricity
savings = £41,357pa



13%
Roof Lights



37 Car
Parking Space



8 EV
Charging Points



BREEAM
'Excellent'



EPC Rating
'A+'



Fully Fitted
Office



Raised
Access Floors



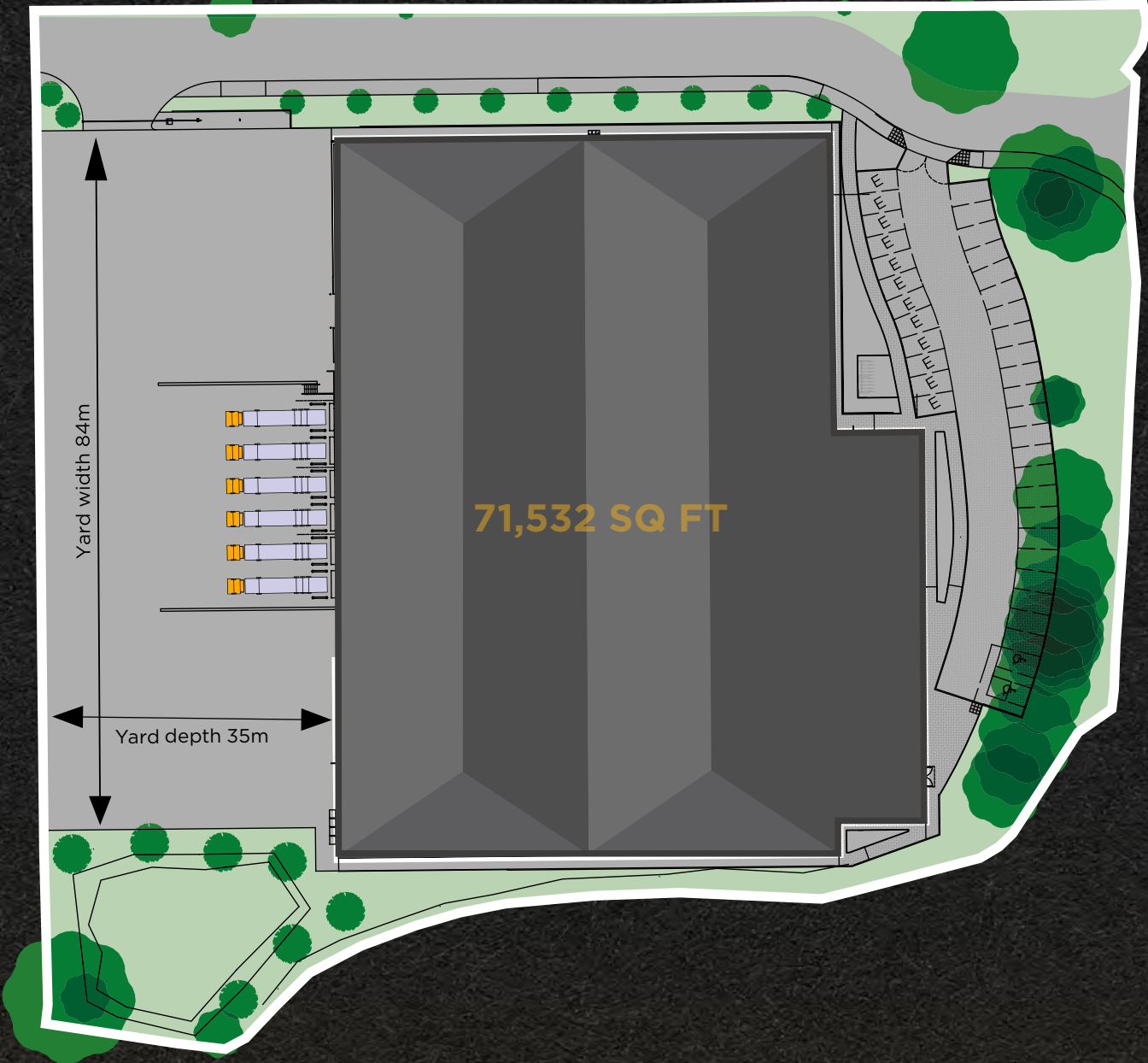
Comfort Cooling/
Heating



High-Speed Fibre
Broadband *
(Up to 16gb)



LED Lighting
With PIR Sensors



ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse and Ancillary	60,342	5,606
First Floor Fitted Offices	5,595	520
Second Floor Fitted Offices	5,595	520
TOTAL	71,532	6,646

All areas are approximate on a GEA sq ft basis.

*We provide a connection to the Openreach fibre network (FTTP - fibre to premises) which can offer speeds of up to 1Gbps.

ERITH LOGISTICS HUB

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GRADE **A** SPECIFICATION

GREEN CREDENTIALS

ERITH LOGISTICS HUB

Padrock employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of A for their units. As a result, occupational costs to the end user will be reduced.



ELECTRIC VEHICLE
CHARGING
POINTS



PHOTOVOLTAIC
PANELS

BREEAM®

TARGETING
'EXCELLENT' RATING



SECURE CYCLE
PARKING



HIGH PERFORMANCE
CLADDING



MINIMUM
EPC 'A+' RATINGS



AIR SOURCE HEAT
PUMPS



AMENITY SPACE/
POCKET PARK



13% WAREHOUSE
ROOF LIGHTS



NET ZERO CARBON
CONSTRUCTION



GREEN
ROOF

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THE LOCATION

ERITH LOGISTICS HUB

LONDON

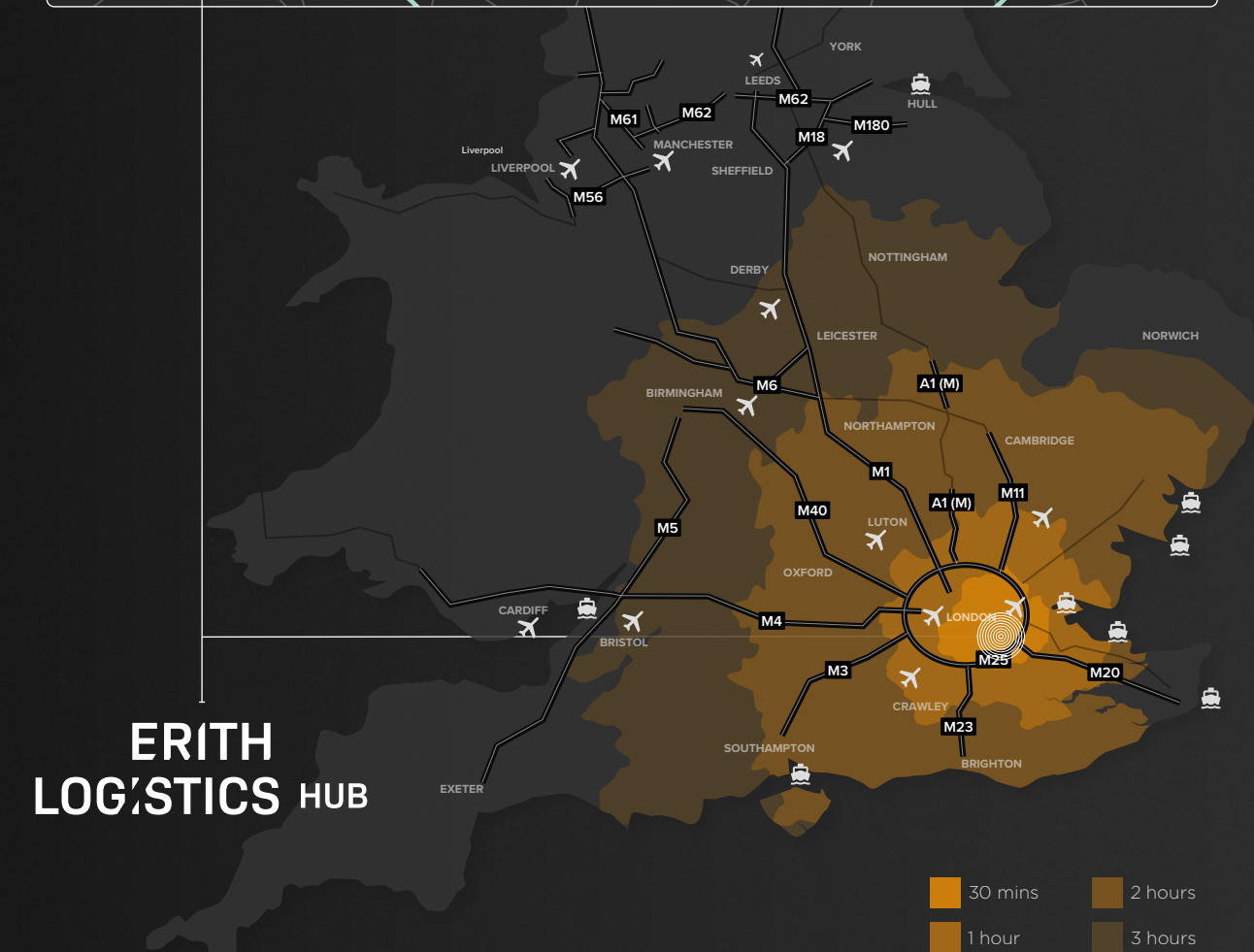
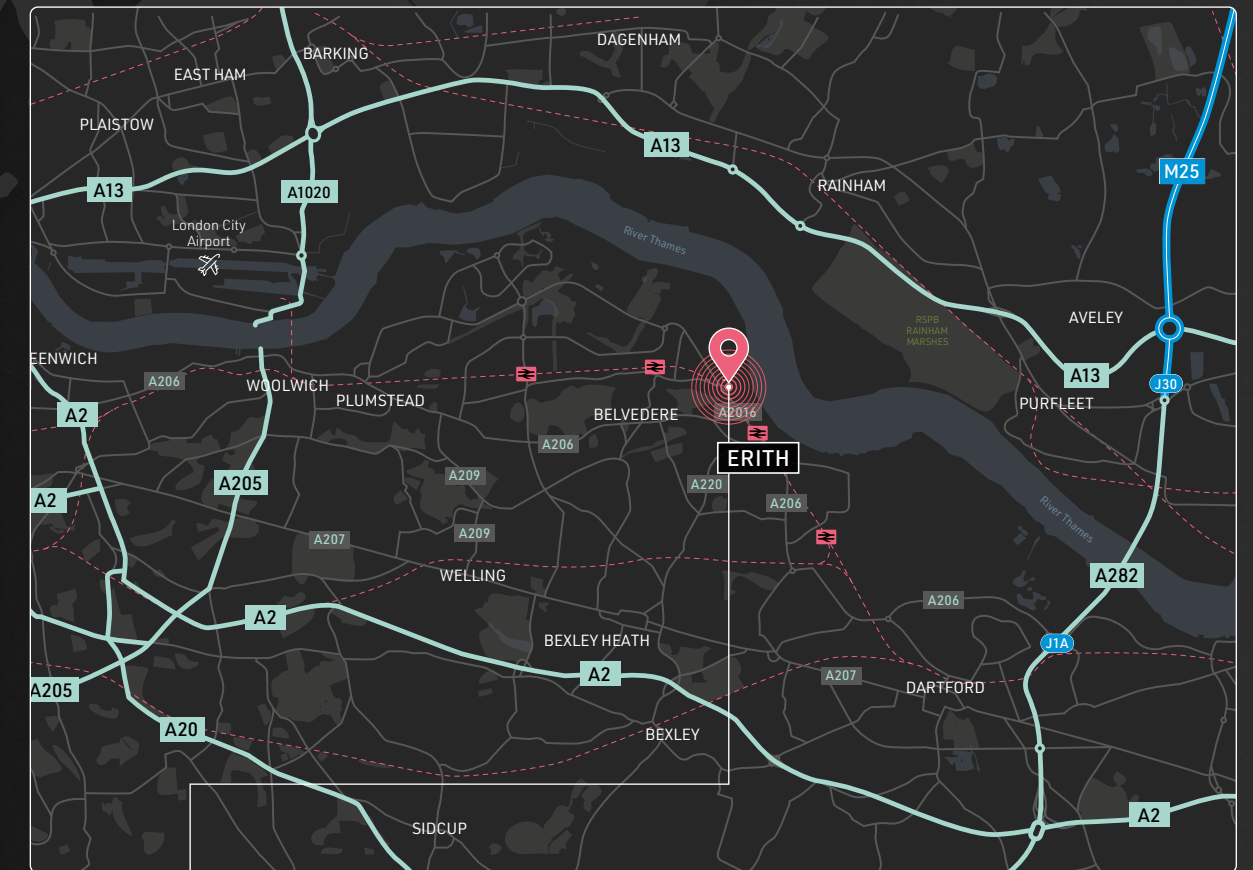
Harlow, Enfield, Romford, Ilford, Bromley, Croydon, Sutton, Epsom, Kingston upon Thames, Wembley, Gravesend, Dartford, Orpington, M1, M4, M25, M11, M20, A10, A12, A13, A2, A205, A232, A21, A406, A102, A1, A127, A13, A2, A10, A12, A21

A2	4 MILES
M25 J1A	5.3 MILES
A205	5.4 MILES
DARTFORD CROSSING	6 MILES
CENTRAL LONDON	16 MILES

BELVEDERE STATION	1.1 MILES
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ERITH STATION	1.1 MILES

LONDON CITY	15 MILES
GATWICK	40 MILES
STANSTED	43 MILES
HEATHROW	62 MILES

PORT OF TILBURY	39 MILES
LONDON GATEWAY	42 MILES
DOVER	67 MILES
SOUTHAMPTON	114 MILES



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